

Summary of Development Regulations within the City of Austin School District Interlocal Agreements

	AISD	All Other School Districts	Notes
Applicability of Interlocal Agreement	School Buildings Only	All Educational Facilities	
Review / Site Plan Exemption Fees	None	None	
Exemptions from Site Plan			
Temporary Classrooms, (including Sidewalks and Utilities for Temporary Classrooms)	Exempt	Exempt	
Disturbs 5000 square feet of land or less	Exempt	Exempt	
Exemptions			
Subdivision - Plat Required	Exempt	Exempt	
Traffic Impact Analyses (TIAs)	Exempt	Exempt	
Subchapter E - Design Standards	Exempt	Exempt	
Structural Requirements			
Building Setback from Residential (ft)	Current Code	25	
Building Setback for Intensive Recreational or Activity Facility (ft)	Current Code	50	
Overall Height Limit	60	None	
Height Limit within 50 ft of a SF zone or use (stories/ft)	30ft	2/30	
Height Limit within 100 ft of a SF zone or use (stories/ft)	40ft	3/40	
FAR	None	None	
Requirement for opaque fencing or screening around buildings	None	Current Code	
Parking, Landscaping, Drainage			
Parking Spaces per Faculty / Staff	1.5	1.5	
Parking Spaces per student in 11 - 12th grade	1/3	1/3	
Max driveways per street	TCM / Current Code	4	
Max driveways per educational facility	TCM / Current Code	6	
Landscaping designed and installed, up to standards established in Exhibit A	Yes	Yes	
100 Year Flood plain dedicated to the City	Current code	Yes	
Lighting - shielded or hooded away from Residential	Current code	Yes	
Water Quality			
Impervious Cover		See Barton Springs vs. non-Barton Springs Zone requirements	
Urban Watershed - gross site area (%)	65		AISD - Or base zoning district requirement, whichever is greater
Non Barton Springs Zone			
Uplands Zone(%)*	50	50	
Uplands Zone (%) - if transfer of Impervious cover is available and utilized	60	60	
Water Quality Transition Zone (%)	18	18	
Critical Water Quality Zone (%)	0	0	
Barton Springs Zone			
Uplands Zone (%)	25	25	AISD - Or comply with IC requirements in Section 25-8-514, SOS Initiative, whichever is more restrictive
Water Quality Transition Zone (%)	0	0	

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Critical Water Quality Zone (%)	0	0	
Transfer of Impervious Cover (for Non Barton Springs Zone only)	Allowed	Allowed Only in Barton Springs Zone and Water Supply Watersheds	
Environmental Assessment Required	Current code		
Critical Environmental Features			
Setback from CEF (ft)	Current code	150	
No clearing, alteration or development within (ft)	Current code	50	
Setback may be administratively reduced to a minimum of ____ (ft)	Current code	50	
Permanent Spoil Disposal within CWQZ	Current code	Not Permitted	
Cut and Fill			
Cut and fill limits for building footprint area, roadway ROW, construction and maintenance of Water Quality Controls and detention ponds	None	None	
Limits in Critical Water Quality Zone (ft)	4	4	
Uplands Zone, Cut and Fill between 4 - 8 ft, approval	Administrative	Administrative	
Uplands zone, Cut and Fill in excess of 8 ft, approval	Planning Commission	Planning Commission	
Construction on Slopes			
Construction on slopes in excess of 15%	Current code	Prohibited	
Construction on slopes 15-25% - if certain criteria are met	Current code	Allowed	
Water Quality Controls			
All school building sites	Required	Not Required	Non AISD - Water quality required for > 20% Impervious Cover
Impervious Cover > 20% of Site Area	Required	Required	
Structural controls other than vegetative buffers within 50 ft of CEF	Current code	Not allowed	
Designed to capture, isolate, and treat equivalent of ____ (inch) of runoff from all contributing areas	Current code	0.5	
Capture volume of Water Quality Controls to increase by ____ (inch) of runoff for ach 10% increment above 20% of the area draining to the control	Current code	0.1	
Fees for Water Quality Controls	Current code	None	
Temporary Erosion and Sedimentation Control Required	Current code	Yes	
Permanent Erosion Control Required	Current code	Yes	
Fiscal Surety Required	No	No	

***The above represents staff's best effort to summarize the major tennants of the eight individualized Interlocal Agreements that the City of Austin has executed with the local school district. There may be specific tennants of individual agreements that are not captured in this summary.**